



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/25/2019

45 Day Lock Exp.:

11/11/2019

60 Day Lock Exp.:

11/25/2019

W. Rate Sheet Dated: 9/25/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.049	99.899	99.749	3.250	100.132	99.982	99.832	2.375	94.507	94.357	94.207	3.125	99.916	99.766	99.616
3.375	100.594	100.444	100.294	3.375	100.579	100.429	100.279	2.500	94.999	94.849	94.699	3.250	99.815	99.665	99.515
3.500	101.133	100.983	100.833	3.500	100.995	100.845	100.695	2.625	95.485	95.335	95.185	3.375	100.183	100.033	99.883
3.625	101.654	101.504	101.354	3.625	101.373	101.223	101.073	2.750	97.093	96.943	96.793	3.500	100.521	100.371	100.221
3.750	100.883	100.733	100.583	3.750	100.899	100.749	100.599	2.875	97.581	97.431	97.281	3.625	99.871	99.721	99.571
3.875	101.364	101.214	101.064	3.875	101.287	101.137	100.987	3.000	98.064	97.914	97.764	Margin = 2.250		Index = 1.860	
4.000	101.814	101.664	101.514	4.000	101.678	101.528	101.378	3.125	98.528	98.378	98.228				
4.125	102.225	102.075	101.925	4.125	102.023	101.873	101.723	3.250	99.915	99.765	99.615				
4.375	102.103	102.003	101.903	4.375	102.009	101.909	101.809	3.375	100.339	100.189	100.039				
4.500	102.528	102.428	102.328	4.500	102.343	102.243	102.143	3.500	100.733	100.583	100.433				
4.625	102.906	102.806	102.706	4.625	102.391	102.291	102.191	3.625	101.088	100.938	100.788				
4.750	102.781	102.681	102.581	4.750	102.260	102.160	102.060	3.750	101.080	100.930	100.780				
4.875	102.663	102.563	102.463	4.875	102.566	102.466	102.366	3.875	101.445	101.295	101.145				
5.000	103.024	102.924	102.824	5.000	102.840	102.740	102.640	4.000	101.815	101.665	101.515				
5.125	103.100	103.000	102.900	5.125	103.081	102.981	102.881	4.125	102.136	101.986	101.836				
5.375	102.900	102.800	102.700	5.375	102.928	102.828	102.728	4.250	101.985	101.835	101.685				
5.500	103.198	103.098	102.998	5.500	103.203	103.103	103.003	4.375	102.296	102.146	101.996				
5.625	103.462	103.362	103.262	5.625	103.444	103.344	103.244	4.500	102.610	102.460	102.310				
5.875	103.387	103.287	103.187	5.875	103.416	103.316	103.216	4.625	102.676	102.526	102.376				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.899	98.749	98.599	3.250	98.702	98.552	98.402	2.375	94.827	94.677	94.527	3.125	97.906	97.756	97.606
3.375	99.444	99.294	99.144	3.375	99.149	98.999	98.849	2.500	95.319	95.169	95.019	3.250	97.805	97.655	97.505
3.500	99.983	99.833	99.683	3.500	99.565	99.415	99.265	2.625	95.805	95.655	95.505	3.375	98.173	98.023	97.873
3.625	100.504	100.354	100.204	3.625	99.943	99.793	99.643	2.750	96.444	96.294	96.144	3.500	98.511	98.361	98.211
3.750	99.733	99.583	99.433	3.750	99.469	99.319	99.169	2.875	96.932	96.782	96.632	3.625	97.861	97.711	97.561
3.875	100.214	100.064	99.914	3.875	99.857	99.707	99.557	3.000	97.415	97.265	97.115	Margin = 2.250		Index = 1.860	
4.000	100.664	100.514	100.364	4.000	100.248	100.098	99.948	3.125	97.880	97.730	97.580	30 Year OTC "Borrower Paid Only for USDA"			
4.125	101.075	100.925	100.775	4.125	100.593	100.443	100.293	3.250	99.047	98.897	98.747	Rate	30 Day	45 Day	60 Day
4.375	100.953	100.853	100.753	4.375	100.579	100.479	100.379	3.375	99.472	99.322	99.172	3.875	99.814	99.564	99.314
4.500	101.378	101.278	101.178	4.500	100.913	100.813	100.713	3.500	99.866	99.716	99.566	4.000	100.264	100.014	99.764
4.625	101.756	101.656	101.556	4.625	100.961	100.861	100.761	3.625	100.221	100.071	99.921	4.125	100.675	100.425	100.175
4.750	101.631	101.531	101.431	4.750	100.830	100.730	100.630	3.750	99.830	99.680	99.530	4.375	100.553	100.303	100.053
4.875	101.513	101.413	101.313	4.875	101.136	101.036	100.936	3.875	100.195	100.045	99.895	4.500	100.978	100.728	100.478
5.000	101.874	101.774	101.674	5.000	101.410	101.310	101.210	4.000	100.564	100.414	100.264	4.625	101.356	101.106	100.856
5.125	101.950	101.850	101.750	5.125	101.651	101.551	101.451	4.125	100.886	100.736	100.586	4.875	101.113	100.863	100.613
5.375	101.750	101.650	101.550	5.375	101.498	101.398	101.298	4.250	100.055	99.905	99.755	5.000	101.474	101.224	100.974
5.500	102.048	101.948	101.848	5.500	101.773	101.673	101.573	4.375	100.366	100.216	100.066	5.125	101.550	101.300	101.050
5.625	102.312	102.212	102.112	5.625	102.014	101.914	101.814	4.500	100.680	100.530	100.380	5.500	101.648	101.398	101.148
5.875	102.237	102.137	102.037	5.875	101.986	101.886	101.786	4.625	100.746	100.596	100.446	5.625	101.912	101.662	101.412

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs							
	Standard	Specialty		Standard	Specialty		
FICO Adjuster			FICO Adjuster				
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000		
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500		
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000		
FICO 640 - 659	0.000	0.000					
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000		
2 Unit	0.000	0.000	All VA Loans	0.000	0.000		
USDA Streamline-Assist Refinance Option				-0.250	-0.250		
VA C/O Refi with an LTV >90.000				-1.750	-1.750		
DPA Advantage Program "Borrower Paid Only ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.925	98.675	98.425	4.125	N/A	N/A	N/A
4.250	99.488	99.238	98.988	4.250	N/A	N/A	N/A
4.375	98.803	98.553	98.303	4.375	N/A	N/A	N/A
4.500	99.228	98.978	98.728	4.500	N/A	N/A	N/A
4.625	99.606	99.356	99.106	4.625	N/A	N/A	N/A
5.000	99.724	99.474	99.224	5.000	N/A	N/A	N/A
5.125	99.800	99.550	99.300	5.125	N/A	N/A	N/A
5.250	99.741	99.491	99.241	5.250	N/A	N/A	N/A
Borrower Paid Comp Only							

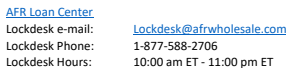
Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	9/25/2019	4.250%

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

30 yr DPA OTC "FHA Only ; Borrower Paid Only"				
Rate	30 Day	45 Day	60 Day	
3.875	97.064	96.814	96.564	
4.000	97.514	97.264	97.014	
4.125	97.925	97.675	97.425	
4.375	97.803	97.553	97.303	
4.500	98.228	97.978	97.728	
4.625	98.606	98.356	98.106	
4.875	98.363	98.113	97.863	
5.000	98.724	98.474	98.224	
5.125	98.800	98.550	98.300	
5.500	98.898	98.648	98.398	
5.625	99.162	98.912	98.662	

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



W. Rate Sheet Dated: 9/25/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.488	99.388	99.288	3.125	99.425	99.225	99.225	3.125	100.289	100.089	100.089	3.125	99.119	98.919	98.919	3.125	99.056	98.856	98.856	3.125	100.720	100.520	100.520
3.250	99.773	99.673	99.573	3.250	99.711	99.511	99.511	3.250	100.605	100.405	100.405	3.250	99.548	99.348	99.348	3.250	99.486	99.286	99.286	3.250	100.965	100.765	100.765
3.375	100.081	99.981	99.881	3.375	100.019	99.819	99.819	3.375	100.954	100.754	100.754	3.375	99.927	99.727	99.727	3.375	99.865	99.665	99.665	3.375	101.240	101.040	101.040
3.500	100.605	100.505	100.405	3.500	100.590	100.390	100.390	3.500	101.360	101.160	101.160	3.500	100.466	100.266	100.266	3.500	100.451	100.251	100.251	3.500	101.725	101.525	101.525
3.625	101.191	101.091	100.991	3.625	101.191	100.991	100.991	3.625	101.650	101.450	101.450	3.625	100.845	100.645	100.645	3.625	100.845	100.645	100.645	3.625	102.180	101.980	101.980
3.750	101.508	101.408	101.308	3.750	101.508	101.308	101.308	3.750	101.838	101.638	101.638	3.750	101.099	100.899	100.899	3.750	101.099	100.899	100.899	3.750	102.459	102.259	102.259
3.875	101.557	101.457	101.357	3.875	101.557	101.357	101.357	3.875	101.908	101.708	101.708	3.875	101.121	100.921	100.921	3.875	101.121	100.921	100.921	3.875	102.489	102.289	102.289
3.990	101.984	101.884	101.784	3.990	101.971	101.771	101.771	3.990	102.093	101.893	101.893	3.990	101.394	101.194	101.194	3.990	101.381	101.181	101.181	3.990	102.511	102.311	102.311
4.000	102.084	101.984	101.884	4.000	102.071	101.871	101.871	4.000	102.193	101.993	101.993	4.000	101.494	101.294	101.294	4.000	101.481	101.281	101.281	4.000	102.611	102.411	102.411
4.125	102.623	102.523	102.423	4.125	102.623	102.423	102.423	4.125	102.458	102.258	102.258	4.125	101.874	101.674	101.674	4.125	101.874	101.674	101.674	4.125	103.413	103.213	103.213
4.250	102.997	102.897	102.797	4.250	102.997	102.797	102.797	4.250	102.688	102.488	102.488	4.250	102.140	101.940	101.940	4.250	102.140	101.940	101.940	4.250	103.230	103.030	103.030
4.375	103.326	103.226	103.126	4.375	103.326	103.126	103.126	4.375	103.891	102.691	102.691	4.375	103.375	102.175	102.175	4.375	103.375	102.175	102.175	4.375	103.442	103.242	103.242
4.500	103.674	103.574	103.474	4.500	103.674	103.474	103.474	4.500	103.107	102.907	102.907	4.500	103.625	102.425	102.425	4.500	103.625	102.425	102.425	4.500	103.731	103.531	103.531
4.625	104.067	103.967	103.867	4.625	104.130	103.930	103.930	4.625	103.269	103.069	103.069	4.625	103.253	103.053	103.053	4.625	103.269	103.069	103.069	4.625	103.875	103.675	103.675
4.750	104.250	104.150	104.050	4.750	104.312	104.112	104.112	4.750	103.574	103.374	103.374	4.750	103.574	103.374	103.374	4.750	103.574	103.374	103.374	4.750	104.345	104.145	104.145
4.875	104.407	104.307	104.207	4.875	104.469	104.269	104.269	4.875	103.669	103.469	103.469	4.875	103.669	103.469	103.469	4.875	103.669	103.469	103.469	4.875	104.583	104.383	104.383
4.990	104.766	104.666	104.566	4.990	104.762	104.562	104.562	4.990	103.622	103.422	103.422	4.990	103.622	103.422	103.422	4.990	103.622	103.422	103.422	4.990	104.563	104.363	104.363
5.000	104.866	104.766	104.666	5.000	104.852	104.652	104.652	5.000	103.722	103.522	103.522	5.000	103.722	103.522	103.522	5.000	103.722	103.522	103.522	5.000	104.666	104.466	104.466
5.125	105.426	105.326	105.226	5.125	105.426	105.176	105.052	5.125	103.773	103.573	103.573	5.125	103.773	103.507	103.369	5.125	103.773	103.523	103.399	5.125	104.749	104.549	104.549

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 60.0%	60.01 – 70.0%	70.01 – 75.0%	75.01 – 80.0%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

* Not applicable to student loan cash-out refinances (identified by SFC 841).

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	-0.075
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	-0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

*The above caps do not include the following LLPA's: State; Extension; Loan Size

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds[®] loan, these LTPAs do not apply and the lender must use SFC 118.

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Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal. For use by mortgage professionals only and should not be distributed to borrowers.			FHA ID# - 1358600006



AFR Loan Center

Lockdesk e-mail:

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/25/2019

45 Day Lock Exp.:

11/11/2019

60 Day Lock Exp.:

11/25/2019

W. Rate Sheet Dated: 9/25/2019

Release Time: 10:00 am ET

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Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.668	99.568	99.468	3.250	99.874	99.774	99.674	3.375	101.439	101.339	101.239	4.000	101.808	101.708	101.608	3.375	100.376	100.276	100.176
3.375	100.276	100.176	100.076	3.375	100.496	100.396	100.296	3.500	101.679	101.579	101.479	4.125	101.873	101.773	101.673	3.500	100.616	100.516	100.416
3.500	100.791	100.691	100.591	3.500	100.867	100.767	100.667	3.625	101.859	101.759	101.659	4.250	101.937	101.837	101.737	3.625	100.301	100.201	100.101
3.625	101.091	100.991	100.891	3.625	101.496	101.396	101.296	3.750	102.405	102.305	102.205	4.375	102.278	102.178	102.078	3.750	100.847	100.747	100.647
3.750	101.587	101.487	101.387	3.750	101.974	101.874	101.774	3.875	102.507	102.407	102.307	4.500	102.523	102.423	102.323	3.875	100.949	100.849	100.749
3.875	102.122	102.022	101.922	3.875	102.341	102.241	102.141	3.990	102.795	102.695	102.595	4.625	102.513	102.413	102.313	3.990	101.237	101.137	101.037
3.990	102.536	102.436	102.336	3.990	102.649	102.549	102.449	4.000	102.895	102.795	102.695	4.750	102.427	102.327	102.227	4.000	101.337	101.237	101.137
4.000	102.636	102.536	102.436	4.000	102.749	102.649	102.549	4.125	103.069	102.969	102.869	4.875	102.755	102.655	102.555	4.125	101.012	100.912	100.812
4.125	102.701	102.601	102.501	4.125	102.889	102.789	102.689	4.250	103.521	103.421	103.321	4.990	102.895	102.795	102.695	4.250	101.464	101.364	101.264
4.250	102.830	102.730	102.630	4.250	103.097	102.997	102.897	4.375	103.865	103.765	103.665	5.000	102.995	102.895	102.795	4.375	101.808	101.708	101.608
4.375	103.171	103.071	102.971	4.375	103.389	103.289	103.189	4.500	103.209	103.109	102.993	5.125	102.346	102.246	102.146	4.500	100.802	100.702	100.586
4.500	103.416	103.316	103.216	4.500	103.668	103.568	103.468	4.625	103.653	103.553	103.436	5.250	101.843	101.735	101.643	4.625	101.246	101.146	101.029
4.625	103.406	103.306	103.206	4.625	103.677	103.577	103.477	4.750	103.975	103.875	103.758	5.375	102.105	101.997	101.905	4.750	101.568	101.468	101.351
4.750	103.784	103.684	103.584	4.750	103.928	103.828	103.728	4.875	104.237	104.137	104.024	5.500	102.367	102.259	102.167	4.875	101.830	101.730	101.617
4.875	104.112	104.012	103.912	4.875	104.364	104.264	104.164	4.990	104.013	103.913	103.813	5.625	102.958	102.850	102.758	4.990	102.106	102.006	101.906
4.990	104.252	104.152	104.052	4.990	104.565	104.465	104.365	5.000	104.113	104.013	103.913	5.750	103.250	103.142	103.050	5.000	102.206	102.106	102.006
5.000	104.352	104.252	104.152	5.000	104.665	104.565	104.465	5.125	104.396	104.296	104.196	5.875	103.367	103.259	103.167	5.125	102.489	102.389	102.289
5.125	104.703	104.603	104.503	5.125	104.824	104.724	104.624	5.250	104.495	104.395	104.295	5.990	103.297	103.189	103.097	5.250	102.588	102.488	102.388
5.250	105.101	104.993	104.901	5.250	105.125	105.025	104.925	5.375	0.000	#N/A	#N/A	6.000	103.397	103.289	103.197	5.375	0.000	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPML		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/25/2019

45 Day Lock Exp.:

11/11/2019

60 Day Lock Exp.:

11/25/2019

W. Rate Sheet Dated: 9/25/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.375	98.605	98.543	98.480	
3.500	99.078	99.016	98.953	
3.625	99.431	99.369	99.306	
3.750	99.896	99.834	99.771	
3.875	100.170	100.108	100.045	
4.000	100.407	100.344	100.282	
4.125	100.660	100.598	100.535	
4.250	100.863	100.801	100.738	
4.375	101.123	101.060	100.998	
4.500	101.382	101.320	101.257	
4.625	101.621	101.559	101.496	
4.750	101.877	101.814	101.752	
4.875	102.099	102.037	101.974	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	98.689	98.564	98.439	
3.375	99.151	99.026	98.901	
3.500	99.522	99.397	99.272	
3.625	99.868	99.743	99.618	
3.750	100.382	100.257	100.132	
3.875	100.704	100.579	100.454	
4.000	101.042	100.917	100.792	
4.125	101.181	101.056	100.931	
4.250	101.488	101.363	101.238	
4.375	101.767	101.642	101.517	
4.500	101.926	101.801	101.676	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	96.985	96.860	96.735	
3.375	97.389	97.264	97.139	
3.500	97.764	97.639	97.514	
3.625	98.115	97.990	97.865	
3.750	98.702	98.577	98.452	
3.875	99.010	98.885	98.760	
4.000	99.295	99.170	99.045	
4.125	99.579	99.454	99.329	
4.250	99.863	99.738	99.613	
4.375	100.147	100.022	99.897	
4.500	100.437	100.312	100.187	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.625	-1.250	-1.500	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.250	-0.750	n/a

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)